006.0	0007	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	685,800 / 685,800
					USE VALUE:	685,800 / 685,800
					ASSESSED:	685,800 / 685,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		ORVIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRYDGES JOHN R/ETAL
Owner 2:	BRYDGES DONNA M
Owner 3:	
Street 1:	62 ORVIS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,467 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1930, having primarily Wood Shingle Exterior and 2077 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5467.000	218,600		467,200	685,800
Total Card	0.126	218,600		467,200	685,800
Total Parcel	0.126	218,600		467,200	685,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 330.24 | /Parcel: 330.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 6077

GIS Ref

GIS Ref

Insp Date 11/03/17

!638!

PREVIOUS ASSESSMENT

Parcel ID 006.0-0007-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	218,600	0	5,467.	467,200	685,800	685,800	Year End Roll	12/18/2019
2019	101	FV	201,200	0	5,467.	496,400	697,600	697,600	Year End Roll	1/3/2019
2018	101	FV	201,200	0	5,467.	362,100	563,300	563,300	Year End Roll	12/20/2017
2017	101	FV	201,200	0	5,467.	315,400	516,600	516,600	Year End Roll	1/3/2017
2016	101	FV	201,200	0	5,467.	268,600	469,800	469,800	Year End	1/4/2016
2015	101	FV	175,900	0	5,467.	262,800	438,700	438,700	Year End Roll	12/11/2014
2014	101	FV	175,900	0	5,467.	216,100	392,000	392,000	Year End Roll	12/16/2013
2013	101	FV	175,900	0	5,467.	205,600	381,500	381,500		12/13/2012

PRINT

Date	Time
12/10/20	16:23:12

LAST REV

Date	Time
11/20/17	08:35:27
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 638

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRYDGES JOHN R	26182-205		3/29/1996		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/20/2014	1043	Re-Roof	9,000		8/21/2014			Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
11/3/2017	TTL REFUSAL	HS	Hanne S
5/20/2009	Entry Denied	189	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	6077
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5467		Sq. Ft.	Site		0	80.	1.07	1									467,210						467,200	

Total AC/HA: 0.12551 | Total SF/SM: 5467 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 467,210 | Spl Credit | Total: 467,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.35000002
Const Adj.:	0.99980003
Adj $ / SQ:	121.476
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	316855
Depreciation:	98225
Depreciated Total:	218630

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

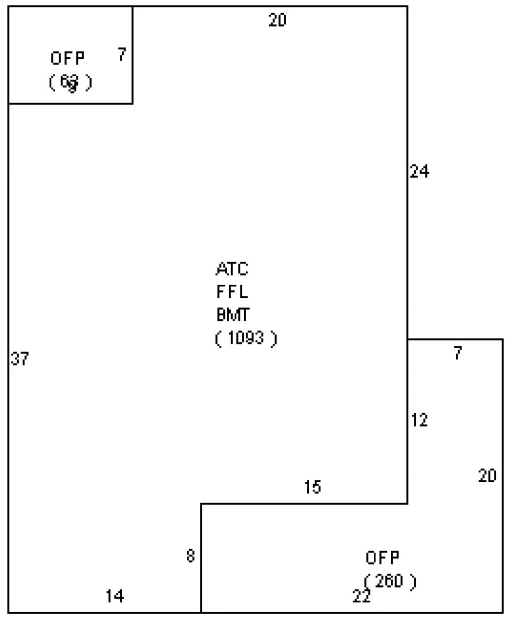
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	121.48
Special Features:	0	Val/Su Net:	75.59
Final Total:	218600	Val/Su SzAd	148.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,093	57.760	63,134
FFL	First Floor	1,093	121.480	132,773
ATC	Attic	383	121.480	46,471
OFP	Open Porch	323	21.600	6,978

Net Sketched Area:	2,892			Total:	249,356
Size Ad	1475.5499	Gross Are	3602	FinArea	2077

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 006.0-0007-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	